

FORT VIEW COTTAGE WHITESHILL



WHITAKER
SEAGER



FORT VIEW COTTAGE, THE PLAIN, WHITESHILL, STROUD, GL6 6AA

AN ATTRACTIVE FOUR BEDROOM DETACHED PERIOD RESIDENCE WITH PARKING AND AN ENCLOSED REAR GARDEN

The property

Located in an elevated setting on the edge of Whiteshill village, lies this handsome detached and extended Victorian home. On entry the dining room is the first room seen with a staircase leading up to the floor floor; it also benefits from a wood burner. The snug has been utilised for many purposes over the years and currently it's a music/home office; it boasts a beautiful Victorian feature fireplace with what's believed to be the original ornate tiles. From the dining room, two feature red brick arches lead into the kitchen giving a feel of partial open plan living. The kitchen is fitted with wall and base units incorporating a built in fridge, oven, hob, extractor and dishwasher. There are two accesses from the kitchen both with a step up. Firstly the sitting room enjoys

french doors opening on the rear garden. The cloakroom is also found here. The second access leads into the rear porch. The porch has a door leading out to the garden and a further door leading into the storage room/utility which formerly was the integral garage. Upstairs the main bedroom with an ensuite shower room has a delightful far reaching aspect across neighbouring roofs to the valley beyond. There are three further bedrooms. One is employed as a home office. The luxurious family bathroom is surprisingly large measuring 10ft x 7ft 3in and houses a shower cubicle, bath, hand basin within a vanity unity and WC.





Guide price
£550,000

- *Three Reception Rooms*
 - *Kitchen*
 - *Boot Room/Utility*
 - *Rear Porch*
 - *Main Bedroom with Ensuite*
 - *Three further Bedrooms*
 - *Family Bathroom*
 - *Enclosed Garden*
 - *Driveway with Parking*
-

WITHIN EASY REACH...

Stroud Train Station 2 miles
Cheltenham 14.7 miles
Gloucester 10.3 miles
Painswick 4.5 miles
Nailsworth 5 miles

Outside

A Cotswold stone wall lies on the western boundary with a vehicular opening onto the block paved drive with space for several cars to park in addition to a bin store and ornate pond. A side gate leads into the enclosed 'L shaped' side and rear garden. This private area is mainly laid to lawn with a patio lying directly outside the sitting room. There are flower beds and a couple of storage sheds.

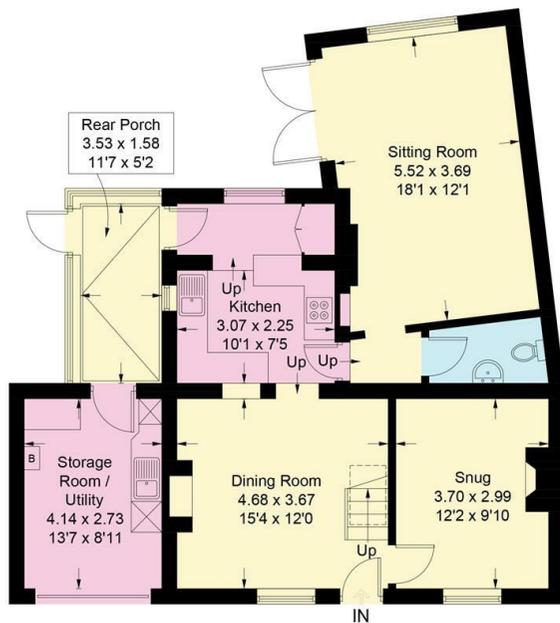
Situation

Whiteshill is an elevated village lying north of Stroud town. It's a thriving village which boasts its own church, primary school, village hall, pub and community run shop and café. Archway comprehensive school lies just outside Whiteshill in an area known as Paganhill. Stroud is the nearest town and offers an eclectic variety of shops, cafes and restaurants not to mention great schooling including two grammar schools, one for boys 'Marling' and the 'High School' for girls. Stroud railway station offers direct links to London Paddington within 90 minutes. The nearest motorway link is J13 off M5.



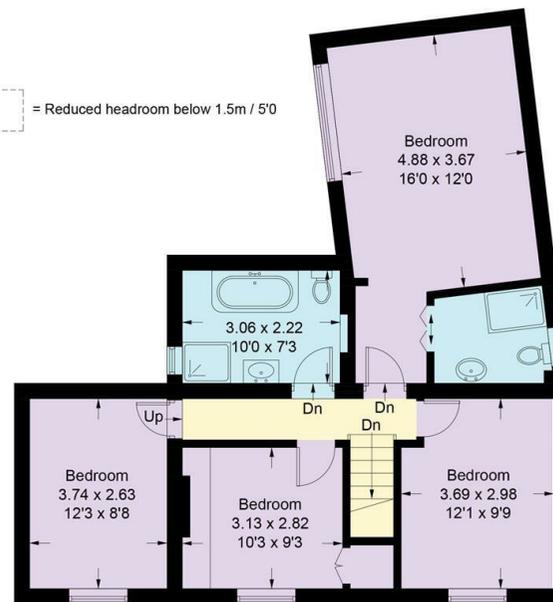
Fort View Cottage

Approximate Gross Internal Area = 157.6 sq m / 1696 sq ft



Ground Floor

= Reduced headroom below 1.5m / 5'0



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID750215)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



01453 374007

info@whitakerseager.co.uk

www.whitakerseager.co.uk

Useful Information

Tenure: Freehold

Postcode: GL6 6AA

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Stroud District. Council Tax Band E and EPC rating D

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

